

68-94  
Now Part of  
68-95WARRANTY DEED  
CorporationKNOW ALL MEN BY THESE PRESENTS  
024780

That, **SERVICENTER, INC.**, a corporation organized and existing under the laws of the State of Maine, and located at Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **HAROLD MARDEN**, of Albion, in the County of Kennebec and State of Maine, receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said **HAROLD MARDEN**, his heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, more particularly described as follows:

Lot Nos. 82, 83, 84, 85 and 86 as delineated on a plan of Libby Heights and L & R Realty Company of Waterville, Maine, dated August 7, 1965, made by R. G. Knowlton, C.E., and whatever right, title and interest Servicer, Inc. has in the thirty-three foot (33') right-of-way situated southeasterly of the Lot Nos. 82, 83, 84, 85 and 86.

TRANSFER  
TAX  
PAID

Excepting and reserving from the within described conveyance the premises previously conveyed by

1. deed of Elm Realty Company to Harold D. Marden dated July 27, 1976, and recorded in the Kennebec County Registry of Deeds in Book 1929, Page 24,
2. deed of Elm Realty Company to Harold D. Marden dated July 27, 1976, and recorded in the Kennebec County Registry of Deeds in Book 1929, Page 246,
3. deed of Elm Realty Company to Harold Marden dated August 10, 1978, and recorded in the Kennebec County Registry of Deeds in Book 1240, Page 173.

Meaning and intending hereby to convey a portion of the premises acquired by a deed from Harold A. Labbe et al to L & R Realty Company, Inc. recorded in the Kennebec County Registry of Deeds in Book 1435, Page 511. The name of L & R Realty Company, Inc. was changed by filing in the Office of the Secretary of State to Elm Realty Company on May 4, 1976. Elm Realty Company was merged into Elm Plaza Tennis Co. on October 31, 1979. Elm Plaza Tennis Co. was merged into Servicer, Inc. on November 30, 1989.

To have and to hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **HAROLD MARDEN**, his heirs and assigns, to his and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **Warrant and Defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **SERVICENTER, INC.** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert A. Rosenthal, its President thereunto duly authorized, this 20 day of July, in the year of our Lord one thousand nine hundred and ninety-two.

Signed, Sealed and Delivered  
in the presence of:

*Martha E. Nichols*

**SERVICENTER, INC.**

By

*Robert A. Rosenthal*  
Robert A. Rosenthal

STATE OF MAINE  
KENNEBEC, SS.

Dated: *Aug* July 20, 1992

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Then personally appeared the above named Robert A. Rosenthal, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said Corporation.

Before me,

*Albert S Bernier*

Notary Public

Print Name: *Albert Bernier*

My Commission Expires:

RECEIVED KENNEBEC SS.

1992 SEP -2 AM 9:00

ATTEST: *Norma Bernier*  
REGISTER OF DEEDS